



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, JUNE 27, 2011**

**AFTERNOON SESSION – 1:30 P.M.**

**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present: Councillor Jim Tovey (Ward 1) (Afternoon session only)  
Councillor Pat Mullin (Ward 2)  
Councillor Chris Fonseca (Ward 3)  
Councillor Frank Dale (Ward 4)  
V A C A N T (Ward 5)  
Councillor Ron Starr (Ward 6)  
Councillor Katie Mahoney (Ward 8)  
Councillor Sue McFadden (Ward 10) **(Chair)**  
Councillor George Carlson (Ward 11)

Members Absent: Councillor Nando Iannicca (Ward 7)  
Councillor Pat Saito (Ward 9)  
Mayor Hazel McCallion

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STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building  
Ms. M. Ball, Director, Development & Design  
Ms. H. A. MacDonald, Director, Business Services, Planning & Building  
Mr. S. Barrett, Manager Transportation and Asset Management  
Mr. R. Poitras, Manager of Development & Design  
Mr. D. Marcucci, Manager, Park Planning (evening session)  
Ms. L. Pavan, Manager (North), Development and Design  
Ms. A. Wilson-Peebles, Legal Counsel, Legal Services  
Mr. H. Lynch, Planning and Building  
Mr. D. Breveglieri, Planning and Building  
Mr. L. Franklin, Planning and Building  
Ms. M. Cassin, Planning and Building  
Ms. E. Irvine, Planning and Building  
Ms. E. Pallotta, Planning and Building  
Mr. H. Yeghouchian, Planning and Building  
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk  
Ms. C. Radice, Legislative Coordinator, Office of the City Clerk  
Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

## **PLANNING & DEVELOPMENT COMMITTEE – JUNE 27, 2011**

### **CALL TO ORDER : 1:35 P.M.**

### **DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - Nil**

### **MATTERS CONSIDERED**

#### **AFTERNOON SESSION – 1:30 P.M.**

1. PUBLIC MEETING: Information Report – Rezoning Application to permit business employment uses within two new multi-unit buildings and recognize a greenbelt area at 1075, 1085 and 1095 Canadian Place, east of Tomken Road, south of Eglinton Avenue East. Owner: Global Commercial Park Inc. Applicant: Spears & Associates Inc.

Councillor Sue McFadden called this public meeting to order at approximately 1:35 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed an interest in this matter.

Councillor Chris Fonseca moved the following amended motion which was voted on and carried.

PDC-0033-2011

That the Report dated June 7, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "D" (Development) to "E2" (Employment) and "G2-2" (Greenbelt – Natural Features), to permit business employment uses within two new multi-unit buildings and recognize a greenbelt area under file OZ 11/001 W3, Global Commercial Park Inc., 1075, 1085 and 1095 Canadian Place be received, and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.

OZ 11/001 W3

AMENDED (Councillor Chris Fonseca)

2. Sign Variance Applications – Sign By-law 0054-2002, as amended

Corporate Report dated June 7, 2011 from the Commissioner of Planning and Building with respect to Sign By-law 0054-2002, as amended – Sign Variance Applications.

Councillor Jim Tovey moved the following motion which was voted on and carried.

PDC-0034-2011

That the Report dated June 7, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendix 1 to 2 of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 11-04377, Ward 1 – Wacky Wings, 1248 Dundas St. East.  
To permit the following:
    - (i) Two (2) advertising devices, illuminated palm trees, located at the entrance to the unit.
    - (ii) One (1) fascia sign that projects 1.26m (4.16 ft.) from the building wall.
2. That the following Sign Variances be referred to the Ward Councillor for further consideration:
  - (a) Sign Variance Application 11-04209, Ward 6 – Origin Evergreen Mississauga, 820 Scollard Court.  
To permit the following:
    - (i) One (1) banner sign located on the south elevation of the building.
3. That the following Sign Variances **be granted**:
  - (a) Sign Variance Application 11-04861, Ward 4 – Sheridan College, 4180 Duke of York Blvd.  
To permit the following:
    - (i) One (1) electronic message sign attached to the north elevation of the building.
    - (ii) Two (2) roof signs located on the canopy above the north entrance of the building

BL.03-SIG (2011)

APPROVED: (Councillors )

3. City Procedures and Protocol for the Review of Telecommunication Towers

Corporate Report dated June 15, 2011 from the Commissioner of Planning and Building providing information on the City of Brampton's Wireless Telecommunication Tower Protocol and Guidelines and design techniques such as camouflaging telecommunication towers to appear as coniferous trees in order to mitigate visual impact.

Councillor Pat Mullin moved the following motion which was voted on and carried.

PDC-0035-2011

1. That the Report titled "City Procedures and Protocol for the Review of Telecommunication Towers" dated June 15, 2011, from the Commissioner of Planning and Building, be received for information.
2. That staff be directed to bring forward a report to a future Planning and Development Committee (PDC) meeting regarding any changes that may be

necessary to the "City Procedures and Protocol for the Review of Telecommunication Towers" and/or policy framework within the new Mississauga Plan.

EC.19.TEL

RECEIVED/DIRECTION: (Councillor Pat Mullin)

4 Historic Streetsville Design Guidelines

Corporate Report dated June 7, 2011 from the Commissioner of Planning and Building with respect to the Historic Streetsville Design Guidelines, which will assist property owners and their consultants in planning building projects which reinforce the unique character of Historic Streetsville.

Councillor George Carlson moved the following motion which was voted on and carried.

PDC-0036-2011

That the Report dated June 7, 2011 from the Commissioner of Planning and Building and accompanying Historic Streetsville Design Guidelines dated June 2011, be adopted

CD.21.HIS

ADOPTED: (Councillor George Carlson)

5 Proposed New Mississauga Official Plan – Region of Peel Draft Notice of Decision

Corporate Report dated June 7, 2011 from the Commissioner of Planning and Building with respect to the draft Notice of Decision on the Proposed New Mississauga Official Plan received from the Region of Peel.

Councillor Pat Mullin moved the following motion which was voted on and carried.

PDC-0037-2011

1. That the report titled "Proposed New Mississauga Official Plan Region of Peel - Draft Notice of Decision," dated June 7, 2011 from the Commissioner of Planning and Building be adopted and a copy forwarded, by the City Clerk, to the Regional Municipality of Peel, the City of Brampton and the Town of Caledon.
2. That the correspondence dated June 27, 2011 from Ryan Guetter, Vice President, Weston Consulting Group Inc., be received.

CD.03.MIS

RECEIVED/DIRECTION: (Councillor Pat Mullin)

6 Housing Choices: Secondary Units

Corporate Report dated June 7, 2011 from the Commissioner of Planning and Building with respect to Housing Choices: Secondary Units, and seeking directions from the Planning and Development Committee to undertake public consultation as a first step in the development of this initiative.

Responding to a question from Councillor Pat Mullin, Ms. E. Irvine, Planner advised that the report can be sent out to the rate payers' associations for information prior to the public consultation exercise.

Councillor Mullin was of the opinion that the Province should initiate the public consultation process prior to the City's public consultation process, as the Province may be able to better answer specific questions from the community and the City on the secondary units issue.

Ms. H. MacDonald, Director Strategic Housing Initiative and Business Services advised the Committee that the City is not expecting specific directives from the Province with regard to the changes in the Act relating to secondary units. Ms. MacDonald further advised that MPPs will be invited to attend City initiated public meetings if the MPPs have not had their meetings prior to the City's public meetings.

Ms. H. MacDonald further advised that staff is working on a communication plan, which will be brought to a future Planning and Development Committee meeting to seek the Committee's feedback and direction.

Responding to questions from Councillor Jim Tovey, Ms. H. MacDonald, Director Strategic Housing Initiative and Business Services advised that staff is working in collaboration with the Enforcement and Fire Departments of Council to address the enforcement and licensing issues relating to secondary units in the City.

Ms. MacDonald advised the Committee that planning staff will be meeting with staff from the Ministry of Housing and Social Development in July to seek clarifications on specific issues relating to property assessment, and concerns expressed by Council relating to secondary units. Staff will update the Committee on the outcome of this meeting.

Councillor Ron Starr commented on the additional parking issues and the strain on council services that will be generated by secondary units. Responding to a question from Councillor Ron Starr, Ms. MacDonald advised that it is difficult to ascertain the exact numbers of secondary units in other municipalities, because of the varying sizes of the municipalities, as well as the secondary units that have not been formed through the required planning process.

Councillor Pat Mullin requested that staff include in their forthcoming report experiences learnt by other municipalities on their implementation of secondary units.

Councillor Chris Fonseca sought staff feedback on why some municipalities are not in favor of implementing secondary units legislation in their municipalities.

Councillor Pat Mullin moved the following motion which was voted on and carried.

PDC-0038-2011

1. That the report titled "*Housing Choices: Secondary Units*" dated June 7, 2011 from the Commissioner of Planning and Building, be received.

2. That staff be directed to undertake public consultation on secondary units, as described in the report titled “*Housing Choices: Secondary Units*” dated June 7, 2011 from the Commissioner of Planning and Building.

CD.06.AFF

RECEIVED/DIRECTION: (Councillor Pat Mullin)

Committee adjourned at approximately 2:10 p.m.

**EVENING SESSION – 7:00 P.M.**

The Planning and Development Committee reconvened for the evening session at approximately 7:00 p.m.

7. PUBLIC MEETING: Information Report – Rezoning and Draft Plan of Subdivision Applications to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure at 6671 Ninth Line, east side of Ninth Line, south of Derry Road West. Owner: Edilou Holdings Inc. & Cesta Developments Inc. Applicant: Korsiak & Company Ltd.

Councillor Sue McFadden called this public meeting to order at approximately 7:03 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed an interest in this matter.

Councillor George Carlson moved the following amended motion which was voted on and carried.

PDC-0039-2011

That the Report dated June 7, 2011, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "R1" (Detached Dwellings) to "R1-Exception" (Detached Dwelling), "RM2" (Semi-Detached Dwellings) and "RM2-Exception" (Semi-Detached Dwellings) and to approve a Draft Plan of Subdivision to permit 22 semi-detached dwellings and preserve the existing heritage house and accessory structure under files OZ 10/016 W10 and T-M10002 W10, Edilou Holdings Inc. & Cesta Developments Inc., 6671 Ninth Line, be received, and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting. File: OZ 10/016 W10 and T-M10002 W10

AMENDED (Councillor George Carlson)

8. PUBLIC MEETING: Supplementary Report – Official Plan Amendment and Rezoning Applications to permit an apartment building ranging in height from 3 to 7 storeys with ground floor commercial uses, and City initiated Official Plan Amendment to introduce Special Site Policies, at 142, 148 and 120-158 Queen Street South, west side of Queen Street South, north of Tannery Street. Owner: DeZen Realty Company Limited and 678604 Ontario Ltd. Applicant: Lethbridge and Lawson Inc.

Councillor Sue McFadden called this public meeting to order at approximately 7:08 p.m. and read the staff recommendation.

There were no individuals in the audience who expressed an interest in this matter.

Councillor George Carlson informed the Committee that this project was started a few years ago, when the City was looking for a way to update the Central Plaza in



Streetsville. This is the original Esso Gas station site. A public meeting was held in Streetsville, which was supported by residents. The proposed apartment building, with ground floor commercial, is appropriate and compatible with the surrounding area and will enhance the Streetsville Village Core. The proposed zoning category will accommodate the requested uses while satisfying the intent of the Official Plan. The proposal does not convert or eliminate lands that are commercially designated and zoned, and the special site policies will ensure orderly development of future phases.

Councillor George Carlson moved the following motion which was voted on and carried.

PDC-0040-2011

That the Report dated June 7, 2011, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/027 W11, DeZen Realty Company Limited and 678604 Ontario Ltd., 142, 148 and part of 120-158 Queen Street South, West side of Queen Street South, north of Tannery Street, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "General Retail Commercial" and "Mainstreet Retail Commercial" to "Mainstreet Retail Commercial-Special Site" to permit a residential apartment building with ground floor commercial uses, be approved.
2. That the application to change the Zoning from "C3" (General Commercial) and "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial) to permit apartment dwelling units and ground floor retail and service commercial uses, in accordance with the development standards described in the Information Report and revised in this report, be approved subject to the following condition:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98, requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board and the Dufferin-Peel Catholic District School Board, need not be applied to the subject lands.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the Special Site policies proposed as a City initiated Official Plan Amendment contained in Appendix S-5 be adopted.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process, to redesignate the lands from "Mixed Use" to "Mixed Use-Special Site", to permit apartment

dwelling on the ground floor in the rear of the building and to incorporate the site policies for the remaining lands as outlined above.

File: OZ 06/027 W11

APPROVED (Councillor George Carlson)

**ADJOURNMENT – 7:15 P.M.**